

**IL 71 RESISTORS'  
EXHIBIT 4.1**

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COMMERCE COMMISSION  
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## **MINUTES OF THE OTTAWA PLAN COMMISSION MEETING September 26, 2005**

Presiding Chairman Tom Ganiere called the meeting to order at 7:05 p.m. in the Ottawa City Council Chambers.

### **ROLL CALL**

Present: Barron, Blossy, Burns, Ganiere, Howarter, Lindeman, Reagan

Absent: Buiting, Stone

Others: City Planner Tami Donahue

### **NEW BUSINESS**

#### **a. Etna Road Subdivision – Preliminary & Final Plat**

The proposed development is the site of a former truck terminal. It consists of two 1.54 acre lots. Mr. Eric Zoph, representing the developers of the south lot, presented to members an overview of their proposed project, a 5000 s.f. Thornton's family gas station which will include a convenience store and restaurant with touch-screen technology. Members were reminded that they were just being asked to approve or disapprove the 2-lot subdivision not the project development and that City's DRC will handle those aspects. However, some members expressed concerns about the development and were advised of the following:

- There will be no entrances off Route 23.
- Owner of subdivision is retaining the north lot for future development.
- Developer of south lot has a sales contract with owners (Tipton and Lewski) ready when zoning is approved.
- Owners would be willing to discuss plans or sign a letter of agreement for a future sidewalk along Route 23 although it has not been requested by the City.
- Developers will follow City direction regarding type of street lighting to be installed.
- Barron plans to submit his comments to the DRC regarding landscaping plans.
- Debbie Regan noted the name of the developer should be on the plat. Tami Donahue confirmed that would be taken care of before the signing of the plat.

The City Planner noted the company has gone above and beyond what is required and in meeting DRC requests for this development. It was moved by Howarter and seconded by Barron that the OPC recommend to the City Council that the Preliminary and Final Plans of Etna Road Subdivision be approved as per the Staff Report and as a condition of that approval the developer of the subdivision shall enter into an agreement (approved by the City Attorney) to commit to a sidewalk along/parallel to Route 23 at such time as the City decides it is needed/warranted. Vote = 5 yeas, 2 nays. Motion carried.

**b. Land Vision – Comprehensive Plan Revisions**

Charles Hanlon and Alan Brauer held an informational discussion concerning revisions to the City's current Comprehensive Plan. The proposed changes are mainly north of I-80 and to the east on Route 71. Proposed changes include:

1. Agricultural area to A-1, Single Family
2. Added commercial areas at corners
3. Added corporate center around the airport/eastside
4. Relocation of an industrial area
5. Possible golf course

Chuck reminded OPC members the Comprehensive Plan is a fluid document. The removal of trees can be protected in annexation agreements and a tree preservation plan can be put in place for trees 6" or greater. Conservation areas will remain. Reagan asked for confirmation that the greenbelt corridor along Route 71 would be retained as well as an area for corporate use (possible fire station, etc.) It was also mentioned that the Park and Recreation Board wants an area in this corridor set aside to the north.

A lengthy discussion followed concerning the current Comprehensive Plan, previous zoning decisions made, the City's 1½ mile zoning and zoning overlaps. Members were told a city's zoning prevails over townships, but the County's would supersede the City's and the State over the county's.

Members agreed they needed to see a "blended" map to review existing zoning, proposed changes and property further east that would include Rutland and Marcellus and existing zoning in those areas before they would want to hold a Public Hearing. Hanlon felt such a map could be provided within a few weeks. After that the OPC can decide how and when the changes will be presented to the public.

**MINUTES OF PREVIOUS MEETING**

Debbie Reagan noted an error in the August 22, 2005 minutes referencing that meeting's adjournment. Minutes of the August 22 meeting were approved as corrected by Reagan and as noted in September 19 Public Hearing minutes.

**OLD BUSINESS****a. Continuation of Public Hearing for Zoning Ordinance Revisions**

OPC continued dialogue regarding proposed changes in current Zoning Ordinance. City Planner reminded members they were to focus on the "rewrites" however Chairman Ganiere commented that there may be errors made in other areas that they should look at now too. Comments included:

- Reagan questioned on Page 33 in #5 if side yard setbacks are "0".
- Tami said there were no changes proposed for C-4, C-5, C-6.
- Ganiere asked why there are no height restrictions in C-5, 2.a.
- Reagan asked on Page 37, 3.c if "may wish" should be eliminated or the paragraph rewritten.

- Donahue noted that "self-storage" units need to be added somewhere and if District D would be appropriate. Members suggested Conditional use in D or permitted use in E but they should be taken out of C.
- Reagan asked if D, A. 14 included grain storage. Ganiere said it should be in E.
- The second sentence in item D, A. 5. should be removed.
- District D, D. 1. what is the "established building line"?
- A discussion was held about industrial set-back changes. It was agreed all set-backs should be reviewed.
- Can items J & K in District D be combined or do they have to remain separate? And are items L.1. and L.2. the same?

Donahue advised that the only staff changes left to review are District E, Mining and FUD. It was agreed the Zoning Ordinance Public Hearing would be recessed and reconvene on Monday, October 17 at 7:00 p.m. and that an effort would be made not to include any other items on that night's agenda. The next regular monthly meeting will be October 24 at which time Land Vision make another presentation.

There being no further business, it was moved by Howarter and seconded by Barron the meeting be adjourned. Meeting was adjourned at 9:26 p.m.

Respectfully submitted,

  
Nancy C. Slisco  
Recording Secretary



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IL 71 Resistors

Exhibit 4.1

## **A Proposal for Sub-Area Planning and Future Land Use Plan Update**

For  
**City of Ottawa**

*April 21, 2005*

The City of Ottawa has the need to update the city's future land use map to coincide with refinement of two (2) sub-area plans described below:

### **Task 1**

It is our understanding that it is necessary to evaluate proposed land uses north of I-80 with potential demand for residential uses. Land Vision, Inc. will look at this area to determine the potential to reconsider land uses with transitional uses or buffers to commercial and industrial uses that may remain in this area of the Ottawa Land Use Plan north of I-80. Land Vision, Inc. proposes to study this area in greater detail and to create an illustrative plan illustrating new primary roadways and land uses for the study area. Additional land to the northwest contemplated to be served by Ottawa sewer and water will be incorporated to the study.

Land use considerations in this study area will include retail, light industrial, business park and residential. Business development to the existing airport will also be included in this sub-area plan.

### **Task 2**

It is our understanding that a detailed sub-area plan is required for the IL Route 71 corridor beginning at the intersection with I-80 moving southwest to the intersection with I-80 moving southwest to the intersection with Route 6. This study area includes the intersection of I-80 and IL Route 71 and the corridor moving southwest that currently illustrates additional limited commercial land uses at the I-80/IL Route 71 intersection. Annexation of areas adjacent to the intersection and force industrial/commercial uses will be considered. Land Vision, Inc. proposes to study this area in greater detail and to create an illustrative plan illustrating new primary roadways and land uses for the study area.